This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110026096 DEEDWARR
Recvd: 05/03/11 12:52 3 pgs
Fees:18.00 Taxes:277.50
20110503-0033911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $75,000.00.

Affiant

Subscribed and sworn before me this the 29th day of April, 2011.

Notary Public
My commission expires: 11-26-1

ALEXIS BOXOLD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Todd West 110 Sadler Court Nashville, TN 37210	Todd West 98 Clayton Lane Pleasant Shade, TN 37145	106-13-164

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JBT INC., AND BRIAN HIATT, INDIVIDUALLY AND JONATHAN BARKMAN, INDIVIDUALLY, AND TYLER HIATT, INDIVIDUALLY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TODD WEST AND REGINA WEST, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of a Re-Subdivision of a part of Sadler place, Section 9, as of record in Book 2083, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JBT, Inc. by deed from Shaun Donovan, Secretary of Housing and Urban Development of Washington D.C. dated October 4, 2010 of record in Instrument No. 20101102-0087497, said Register's Office.

Also being the same property conveyed to Secretary of Housing and Urban Development by deed from Shellie Wallace as Successor Trustee dated January 20, 2010 of record in Instrument No. 20100304-0016876, said Register's Office.

JBT, Inc having since been Administratively Dissolved with The Secretary of State for the State of Florida as of September 24, 2010. The Members at the time of Dissolution are Brian Hiatt, Jonathan Barkman and Tyler Hiatt.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 110 Sadler Court, Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of April, 2011.

Brian Hiatt, President

Brian Hiatt, Individually

Jonathan Barkman, Vice President

Jonathan Barkman, Individually

Tyler Hiatt, Treasurer/Secretary

Tyler Hiatt, Individually

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BRIAN HIATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMESELF to be the PRESIDENT of the within named bargainor, a CORPORATION, and that HIMSELF, as such PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the CORPORATION by the said BRIAN HIATT as such PRESIDENT.

Witness my hand and official seal this 29th day of April, 2011.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JONATHAN BARKMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMESELF to be the VICE PRESIDENT of the within named bargainor, a CORPORATION, and that HIMSELF, as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of the CORPORATION by the said JONATHAN BARKMAN as such VICE PRESIDENT.

Witness my hand and official seal this 29th day of April, 2011.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared TYLER HIATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMESELF to be the TREASURER/SECRETARY of the within named bargainor, a CORPORATION., and that HIMSELF, as such TREASURER/SECRETARY, executed the foregoing instrument for the purposes therein contained by signing the name of the CORPORATION by the said TYLER HIATT as such TREASURER/SECRETARY.

Witness my hand and official seal this 29th day of April, 2011.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TH MB B.H.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, BRIAN HIATT., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2011.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JONATHAN BARKMAN., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2011.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TYLER HIATT., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2011.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TKH JMB BH